

**Background**

The Background section contains general information including the purpose of the original Policy, a summary of updates to the Policy, the Policy area boundaries, a description of existing conditions and constraints, and a list of participants involved in the preparation of the Policy.

**Land Use**

The Policy describes a specific amount of new development that may occur within the Policy area, based on the Transportation Improvements outlined below. The Policy sets forth a specific number of single-family and multi-family residential units and specific square footage amounts for new commercial and industrial development. The Policy may also set for procedures for additional development to occur beyond the initial scope described within the Policy.

**Traffic Policy and Standards**

Traffic generated by new development within the boundaries of an Area Development Policy is evaluated for consistency with the specific traffic policy and standards included within the Policy rather than for conformance with the City's general standards. The Policy may include allowable Level of Service (LOS) standards for specific intersections. The Traffic Policy and Standards also include requirements for the incorporation of Transportation Demand Management (TDM) Measures within new development to encourage the use of carpooling, transit use and other alternative means of transportation intended to reduce a project's traffic impacts.

**Transportation Improvements**

The Policy identifies specific transportation improvements to be constructed along with the new development described in the Land Use section. These include "Base Improvements," such as the US 101 Corridor Project, intersection/traffic signal modifications, specific street improvements, and new traffic signals. The Base Improvements must be constructed in order for the proposed Land Use to meet the Traffic Policy and Standards. This section also includes any of the optional "Tier 1 Enhancements" and "Tier 2 Enhancements" selected by the Task Force. (Potential Tier 1 Enhancements: *Capitol Expressway Relinquishment/Upgrade, Additional Traffic Signals, Intelligent Transportation Systems (ITS) Network, Thompson Creek Trail, Nieman Pedestrian Over Crossing, Bike Lanes, Transit Enhancements and Traffic Calming.* Potential Tier 2 Enhancements: *Curb Ramps, Pedestrian Countdown Signals, Street Trees, Median Landscaping, and Utilities*)

**Hydrology**

The Policy addresses issues related to floodplain management within the Evergreen area, and guidelines for the incorporation of stormwater treatment and hydromofication measures for new development. While all new construction within San Jose must treat and manage stormwater, these issues are particularly important for the undeveloped properties within the Evergreen Policy area.

**Community Amenities**

This section explains the relationship of new development within the Policy area to the City's Parklands Dedication Ordinance and lists the specific amenities to be provided along with the new development described in the Land Use section. (Potential amenities include: *Sports Complex for Evergreen Little League, Lake Cunningham Regional Skate Park, Upper Silver*

*Creek Trail, Lake Cunningham Park Improvements, Recreational School Improvements, Third Class Room at Evergreen Community Center, Sports Facilities at August Boeger Jr. High School and Foothill Intermediate School, Sports Facilities at TBD, Fall Creek Park, Neighborhood Park Improvements - Boggini Park, Neighborhood Park Improvements - Brigadoon Park, Neighborhood Park Improvements - Evergreen Park, Fowler Creek Park Master Plan – Phase II & III, Open Space and Trail Connections – (Upper Silver Creek), Additional 11,000 SF to Library in Evergreen Area, Community/Youth Center and Gym on Arcadia, Yerba Buena / San Felipe Roads Improvements by Creek, Adult Sport Complex on Arcadia)*

**Implementation**

The Implementation section addresses the mechanics linking new development within the Evergreen area to the transportation improvements and new amenities described within the Policy. The Implementation section sets direction for project phasing (indicating when certain infrastructure items or amenities must be funded or built in order for development to go forward) and addresses various questions that may arise over the life of the Policy. Issues addressed within this section potentially include: allocation of allowed development capacity, allocations from the previous benefit assessment district and criteria additional development allocation.

The Implementation section also includes policy related to the financing of improvements, administration of the Community Facilities District and/or Development Impact Fee.